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21<sup>st</sup> October 2018

Allan and Gillian Hopson  
45 Oliver Street  
Pt Chevalier  
**AUCKLAND**

Dear Allan and Gillian

**Re: Pre Sale Report on 45 Oliver Street, Pt Chevalier**  
**Job Ref: 8310**

Please find attached a copy of the report completed on the above mentioned property.

We are very proud of our high standard of service and we hope that you will be satisfied with the report to follow. Should you have any questions relating to the enclosed or we can be of further assistance please do not hesitate to contact us on the number provided above.

**Eden Pacific Nz Ltd also offer the following services:**

Pre-Purchase & Sale Inspections  
Moisture Assessments and Thermal Imaging  
Code Compliance Resolutions  
Building Dispute Advice  
Safe and Sanitary Inspections  
Pool Fencing Advice  
Certificate of Acceptance  
Cladding Assessments  
Members of NZ Institute of Building Inspectors (NZIBI) and BOINZ  
Certified Weathertightness Inspector

We would like to take this opportunity to thank you for using Eden Pacific NZ Ltd. We appreciate your business and wish you all the best.

Yours sincerely,

DAVID HUGHES  
**Company Director**





# EDEN PACIFIC

NZ  
LTD

BUILDING & PROPERTY CONSULTANTS

## PRE SALE REPORT ON THE DWELLING LOCATED AT 45 OLIVER STREET, PT CHEVALIER



**EDEN PACIFIC REF: 8310**

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## **1. BRIEF**

- 1.1 This report has been prepared at the request of Allan and Gillian Hopson. This report has been compiled on the 21<sup>st</sup> October 2018.
- 1.2 Eden Pacific NZ LTD has been engaged to inspect the property and provide an opinion of the current condition. This is not an inspection of the building to determine if compliance with the NZ Building Code and associated documents has been achieved during the course of the construction, this was the role of the council during the course of the construction of the building or any alterations that may have occurred to the building since. However should there be obvious important matters these will be brought to your attention within the report for your information.
- 1.3 This report may contain information and observations that are based on “the potential to cause future possible damage” or potential future failure, and that these items may appear to be performing at the time of this assessment. We are obliged to draw these matters to your attention in order to ensure that you are fully aware of both the current condition of the dwelling and also what has the potential to become an issue in the future.
- 1.4 This information will enable you as the client to be aware of some of the specific areas of the dwelling susceptible or prone to failure in the future, this is of particular importance to the sections on the exterior cladding, roof and decks. In a lot of instances these potential future matters can be avoided by a regular maintenance programme designed to ensure ongoing performance of the materials and design, this in turn will work towards ongoing weathertightness. On the other hand there could be matters that are not so simple and straight forward to resolve and you need to be aware of these.
- 1.5 We are unable to predict what will fail in the future as this is dependant to a high degree on the level of maintenance and monitoring carried out in the future. These potential future problems are a result of the effects that the leaking building syndrome has had on various differing types of cladding systems, construction techniques and design of homes since the introduction of the NZ Building Act in 1991. If there are any areas of this report that you are unclear of please do not hesitate to contact Eden Pacific so clarification can be provided.
- 1.6 We have tried to make this report as simple and straight forward as possible. If at any time you are unclear on any points within the report or you do not have a very clear understanding please contact us at any time so we can discuss your concerns and clarify any matters that are not clear. This is particularly important with the sections relating to the exterior claddings roof and decks.

## **2. INSPECTION**

- 2.1 A **visual** inspection only was undertaken on the 19<sup>th</sup> October 2018. This inspection was undertaken by David Hughes who is an employee of Eden Pacific NZ Ltd. There were dry weather conditions at the time of inspection.
- 2.2 Eden Pacific NZ Ltd were not briefed to carry out research of council files relating to this property.
- 2.3 Any such faults or defects noted and raised in this report are for your information as the client. This report is not to be used to base the extent of remedial works or the costing of such remedial works.

## **3. INTRODUCTION**

- 3.1 This is a two storey dwelling constructed circa 2004.
- 3.2 The construction is of concrete slab foundations; the exterior cladding is Exterior Insulated Finishing System (EIFS) with powder coated aluminium joinery and asphalt shingle roofing.
- 3.3 This dwelling is situated on a gently sloping, fully fenced section.
- 3.4 Access to the property is via a concrete driveway which appears to be in good condition.

## **4. MOISTURE TESTING**

It is very important that you read and fully understand this section of the report:

- 4.1 A Capacitance Metre was used throughout the dwelling to obtain indicative moisture content readings only of the framing. This device requires the presence of moisture in the framing (or other members) to provide a reading. It must be understood that there are situations where framing will dry out depending on the frequency and degree of wetness that the framing has been exposed too (i.e. seasonal changes). At the time of undertaking an assessment, the framing could well be in a dry state and therefore not present as elevated readings:
- 4.2 Like us, most inspection companies use one of the scanning / capacitance type meters as they are the only means of obtaining a reading without

damaging wall surfaces. In most instances property owners will not permit invasive testing as this not only marks walls necessitating repairs but also gives every indication of a potential problem to other interested parties.

- 4.3 It must be understood that the readings obtained by the capacitance meter and listed in this report are not actual moisture content readings of the framing at the time of the assessment. The readings are useful as all the readings are relative to each other and any extra high or low readings compared to the rest will indicate a potential moisture related problem requiring further investigation. The readings used in isolation can mean virtually nothing in terms of decay and damage.

- 4.4 The following table relates to actual moisture content readings:

Guidelines	Boric Treated	Untreated	
<i>Good</i>	Up to 20%	Up to 16%	Will not allow the establishment of timber decay species.
<i>Concern</i>	20 – 25%	17 – 20%	May allow the establishment of timber decay species under certain conditions. A warning that action is required but severe damage is unlikely.
<i>Hazard</i>	25 – 30%	21 – 24%	Will allow the establishment of most timber decay species. The timber will most likely require removal.
<i>Severe</i>	31% +	25% +	Likely to result in rapid deterioration of the timber. Timber will require removal and it is likely specific methods will be required to clear up the advanced decay within the framework.

Should for any reason an area have dried due to the situation/conditions then the readings will reflect that level of dryness bearing in mind what has been stated above. This does not mean that timber decay is not present or that moisture ingress will not occur with the right weather conditions. This form of testing is only indicative as at the time the readings were taken, we can give no guarantees.

Any readings in this report that are deemed to be elevated must be considered at risk as set out in the table above and as the owner of the dwelling you must decide as to whether you wish to have additional invasive or destructive testing undertaken. If you decide that this is an action you want undertaken then you will have to discuss this with the vendor, we can assist in these discussions if necessary.

It is not at all possible to determine whether or not the timber used in the construction of the dwelling is treated or untreated timber. It was common practise between approximately 1996 and 2004 to use untreated timber. Untreated timber exposed to moisture will decay rapidly and can result in total structural failure. The only way treatment can be determined is to send timber

samples away for laboratory testing, if necessary we can assist you in this area.

- **A Control reading of 9.0 was obtained from the sheltered wall of the office.**

Any relevant issues associated with each room will follow in the titled paragraphs.

## **5. INTERIOR INSPECTION**

- 5.1 The interior of this dwelling consists of lounge, dining, family room, office, kitchen, five bedrooms and three bathrooms, laundry and internal garaging.
- 5.2 The interior wall finish throughout is of paint finished gibboard. In general the wall linings to all rooms appear to be in good condition and consistent with the age and use of the building.
- 5.3 The ceilings are flush paint finished gibboard all of which appear to be in good condition.
- 5.4 The lighting and all associated fittings are operational.

### Entryway

- 5.5 This area opens to the reception area which leads to the living and service areas.
- 5.6 Flooring to this area is tiled and is in good condition.
- 5.7 Capacitance Meter readings obtained from this area ranged from 8.5 – 11.0.

### Family and Dining Areas Combined

- 5.8 The family and dining areas are combined to provide open plan living and are located off the kitchen.
- 5.9 A set of bifold doors provide access to the courtyard.
- 5.10 The wall and ceiling linings appeared to be in good condition at the time of our inspection.
- 5.11 This area is fitted with a heat pump.



5.12 Capacitance Meter readings obtained from this area ranged from 8.3 – 12.5.



### Lounge

5.13 The lounge is located off the reception area.

5.14 A set of bifold doors provide access to the courtyard.

5.15 The wall and ceiling linings appeared to be in good condition at the time of our inspection.

5.16 The lounge is fitted with a built-in gas fireplace. We suggest this be assessed by a qualified person prior to use to ensure safe operation.

5.17 Capacitance Meter readings obtained from this room ranged from 8.0 – 12.6.



## Kitchen

- 5.18 The kitchen consists of a double stainless steel bowl, gas hob, under bench oven, dishwasher, waste disposal unit, rangehood, pantry and granite benchtops.
- 5.19 The floor covering to the kitchen is ceramic tiles which appeared to be in good condition at the time of our inspection.
- 5.20 The water pressure to all outlets is adequate.
- 5.21 The wall and ceiling linings are in good condition.
- 5.22 Capacitance Meter readings obtained from this room ranged from 8.0 – 10.6
- 5.23 Access to all exterior walls could not be gained due to built-in units.



## Internal Garage

- 5.24 This is a double sized garage. There is an automatic sectional door to the garage.
- 5.25 Internal access to the house from the garage is provided.
- 5.26 Capacitance Metre readings obtained from the garage area ranged from 9.2 – 11.5.





## Bedrooms

5.27 The lighting to all bedrooms is via downlight fittings.

5.28 In general the wall and ceiling linings to all bedrooms are in good condition.

### Bedroom One (Ground Floor)

5.29 This bedroom is a double sized room with a double sized wardrobe installed.

5.30 Capacitance Meter readings obtained ranged from 10.0 – 13.0.



### Bedroom Two (Upper Floor)

5.31 This bedroom is a double sized room with a double sized wardrobe installed.

5.32 Capacitance Meter readings obtained ranged from 8.4 – 10.8.



#### Bedroom Three (Upper Floor)

5.33 This bedroom is a double sized room with a single sized wardrobe installed with additional storage.

5.34 Capacitance Meter readings obtained ranged from 9.7 – 13.2.



#### Bedroom Four (Upper Floor)

5.35 This bedroom is a double sized room with a double sized wardrobe installed.

5.36 Capacitance Meter readings obtained ranged from 7.5 – 9.9.



### Office (Upper Floor)

5.37 This is a single sized room with storage.

5.38 Capacitance Meter readings obtained ranged from 8.0 – 10.8.



### Master Bedroom and Ensuite

5.39 The master bedroom is a double sized bedroom fitted with a walk-in wardrobe.

5.40 The wall and ceiling linings are in good condition.

5.41 A set of French doors provide access to the deck.

5.42 Capacitance Metre readings obtained ranged from 7.5 – 12.0.

- 5.43 The ensuite consists of shower unit, vanity, water closet, heated towel rail and wall hung mirror. The Tiled shower is reliant upon membrane beneath the tiles for waterproofing. This cannot be checked visually.
- 5.44 The floor covering to the bathroom is heated tiles which appeared to be in good condition at the time of our inspection.
- 5.45 The water pressure to all outlets is adequate.
- 5.46 Ventilation is via an opening window and mechanical ventilation.
- 5.47 Accurate moisture content readings could not be obtained due to the wall tiles.



#### Bathroom One (Ground Floor)

- 5.48 The bathroom consists of shower unit, single vanity, water closet, heated towel rail and wall hung mirror.
- 5.49 The floor covering to the bathroom is heated tiles which appeared to be in good condition at the time of our inspection.
- 5.50 The water pressure to all outlets is adequate.
- 5.51 Ventilation is via an opening window and mechanical ventilation.
- 5.52 Capacitance Meter readings obtained ranged from 8.0 – 9.5.
- 5.53 Accurate moisture content readings could not be obtained due to the wall tiles.

### Bathroom Two (Upper Floor)

- 5.54 The bathroom consists of a bath, shower unit, single vanity, water closet, heated towel rail and wall hung mirror.
- 5.55 The floor covering to the bathroom is heated tiles which appeared to be in good condition at the time of our inspection.
- 5.56 The water pressure to all outlets is adequate.
- 5.57 Ventilation is via an opening window and mechanical ventilation.
- 5.58 Capacitance Meter readings obtained ranged from 7.0 – 9.6.
- 5.59 Accurate moisture content readings could not be obtained due to the wall tiles.

### Laundry

- 5.60 The laundry is located off the hallway and consists of laundry tub and a clothes washer and dryer.
- 5.61 The flooring to this room is tiled which appeared to be in good condition at the time of our inspection. Ventilation is via an opening window.
- 5.62 Capacitance Meter readings obtained ranged from 8.0 – 8.7.

### Ceiling Space

- 5.63 The ceiling space is sound, clean, dry and insulated with fibreglass batts. The Insulation materials appeared to be in good condition at the time of our inspection.

### Hotwater Cylinder

- 5.64 This is an exterior gas fired hot water storage cylinder and is in sound condition

## **6. ALUMINIUM JOINERY**

### **Brief description**

*There are two common materials that joinery is made of, timber and aluminium, both have their individual issues. Timber joinery requires regular maintenance by means of painting and renewing the putty when it becomes*

*old and brittle. Generally wooden joinery gives little trouble providing the maintenance is kept up.*

*Aluminium joinery on the other hand requires less maintenance. The common issues with aluminium joinery are the window rubbers that seal the glass in place can shrink and when this happens they should be replaced. The other issue is that all condensation drainage holes should be kept free of any blockages.*

- 6.1 The exterior joinery is aluminium with head flashings installed. In general the joinery appeared to be in sound condition at the time of our inspection.
- 6.2 These aluminium windows are fitted with drainage holes to drain any excessive condensation to the outside.

## **7. SOFFIT LININGS**

- 7.1 These are of smooth finished sheet lining all of which appear to be in good condition.

## **8. ROOF**

- 8.1 The roof is a gable roof clad with asphalt shingle and appeared to be in good condition at the time of our inspection.
- 8.2 The spouting is coloursteel with PVC downpipes all of which appeared to be in good condition at the time of our inspection.
- 8.3 The spouting requires regular cleaning of debris to ensure correct operation.

## **9. EXTERIOR CLADDING**

### **Exterior Insulated Finishing System (EIFS)**

- 9.1 **The cladding is Exterior Insulated Finishing System (EIFS):**

#### **Brief Cladding Description**

The following is a very brief description of the cladding system applied to this dwelling. In order for you to fully understand this cladding system we recommend that undertake your own research. This will enable you to fully appreciate the need and cladding system specific maintenance that is required to ensure the ongoing weathertightness of the dwelling. Some useful information can be obtained from <http://www.dbh.govt.nz/building-code->



[compliance-documents](#), see bottom of page “free download” the relevant sections are B2 Durability and E2 External Moisture. For the product we recommend that you access [www.plastersystems.co.nz](http://www.plastersystems.co.nz)

The cladding on this dwelling is Exterior Insulated Finishing System (EIFS); more commonly referred to as polystyrene. If the system has not been installed strictly in accordance with the technical literature, provided by the manufacturers of not only the product but the entire cladding system, then this system has the potential for failure resulting in moisture ingress with eventual damage to other building elements. In lay terms the system consists of sheets of polystyrene fixed to the framing of the building and finished with a plaster product in most instances this cladding system could only be installed by approved installers/applicators. There are numerous installation requirements with this cladding system that must be strictly adhered to otherwise there is the potential for the system to fail resulting in moisture ingress and eventual failure of other building elements. It may very well be that from a visual assessment only there are no signs of any current issues however it has to be understood and accepted that there is the potential for failure of this system due to the method of construction and finishing and detailing techniques used.

This method of cladding up to 2005 (some councils 2004) was able to be fixed directly to the timber/steel framing, this was called direct fixed EIFS.

During 2005 it became necessary to provide a drained and ventilated cavity between the EIFS and the framing, this is now referred to as EIFS on a cavity. The need for a cavity was brought about as the result of “leaking Building Syndrome” and the amendments were made to the NZ Building Code to try and deal with this problem. It has been established that a cavity will provide additional protection to the building frame and other building elements in the event of any moisture ingress. We recommend that you undertake your own research on this cladding system enabling you to fully understand how this cladding system works and to understand the need and type of ongoing maintenance requirements to ensure weathertightness is not compromised.

The comments on the cladding that follow are not to be considered on their own in isolation when working through the decision process. Each comment must be read in unison in order to form a complete picture of the cladding condition.

**9.2 The cladding has been fixed over a drained and ventilated cavity:**  
**Statement**

The cladding on this dwelling has been fixed over a drained and ventilated cavity system. It has been acknowledged that a cavity will reduce the risk of any moisture ingress that may occur from causing damage to other building elements.

### **Observation**

The cladding system has been installed over a drained and ventilated cavity. This does not remove the requirement to maintain the exterior finish of the cladding as this is your primary weatherproofing for the building. The cavity is only a secondary means of defence should leakage occur.

### **Risk**

As we have very briefly advised above, the requirements for a cavity has been made to reduce the likelihood of damage to other building elements should moisture breach the EIFS cladding system. There are no guarantees that a cavity will provide complete protection however a correctly installed drained and ventilated cavity should greatly reduce the risk. From this visual assessment we cannot comment on how the cavity in this instant has been constructed. The construction of this system should have been inspected by the council during the course of the construction. Risk can be minimised by regular ongoing maintenance of the cladding and surrounding areas.

## **9.3 The paint finish is in fair condition:**

### **Statement**

Weathertightness is fully dependant on the condition and type of paint that has been applied to the EIFS cladding system along with any sealants used. Failure of the surface finish and any sealants will eventually result in moisture ingress and damage to other building elements.

### **Observation**

We have not been instructed, nor would it be possible without removing samples, to establish if the appropriate paint has been used. These types of cladding systems require a special paint system which is generally multiple coat elastomeric type paint. Given the importance of the paint system in providing a weathertight protective finish itself it is important to consider the requirement to undertake extensive preparation and building up the paint system in accordance with the manufacturers recommendations as part of the maintenance that will be required as alluded to above. The same applies to sealants, only good quality paintable sealants should have been used at the time of the construction/maintenance of the building. The paint is in fair condition and requires attention. It would be wise at the same time to renew all sealants that are readily accessible and exposed to the elements.

The upper gable and chimney are in need of attention.



**9.4 The exterior ground level is finished at the correct height in relation to the finished floor level:**

**Statement**

The NZ Building Code (section E2) and associated documents (NZS3604) advise that there needs to be a specified distance between the ground and the finished floor levels. These requirements identify two types of ground, paved (hard landscaping) and unpaved (soft landscaping); these distances are 150mm from the top of the floor down to the ground for paved surfaces and 225mm for unpaved surfaces. Allowances are made for entries into building such as the garage and thresholds to front doors. Insufficient ground clearance presents a risk as the accumulation of ground water and the ability for water splash can result in moisture ingress through wicking. Wicking is the term used to describe water being drawn up into building elements by capillary action.

**Observation**

The ground levels surrounding this dwelling meet with the above mentioned requirements.

**Risk**

As long as the ground levels are maintained at this height then there should be no problems in the future. Likewise we do not know if the ground levels have always been at these levels or whether the levels have been recently lowered.

**Remedy**

Preventive maintenance is essential. And lower the mulch against the base of the cladding to provide clearance.



## **10. ENCLOSED BALCONIES / DECKS**

- 10.1 There is an enclosed deck with: This is located off the master bedroom and in general appeared to be in good condition at the time of our inspection.
- 10.2 Construction is of timber frame with a water proofing membrane on a plywood substrate.
- 10.3 The barrier is glass framed and appeared in good condition at the time of inspection.



## **11. EXTERIOR**

### Paved Areas

11.1 All paved areas that surround the dwelling are in good condition.

### Drainage/Cesspits/Ponding

11.2 These areas appear to be functioning with no signs of ponding evident.

### Retaining

11.3 The retaining appeared sound with no signs of rotation.

### Fencing

11.4 Fences around the dwelling appear sound.

## **12. CONCLUSION**

12.1 We must remain objective in our reporting and we have provided our report to enable you to make as reasonably as practically possible an informed decision with regards to the condition of the property, this was from a visual assessment only. It is very important that you fully understand the contents of this report and if there are any areas from within this report at all that you are not sure on then you should contact us to seek clarification.

- 12.2 Eden Pacific NZ Limited therefore accepts no liability whatsoever for any losses suffered as a result of any omissions in the report if it is relied upon by any party as being the basis of establishing the scope of any remedial solutions.

### **OVERALL CONDITION**

- 12.3 Overall this house appears to be in good condition. It will be necessary to maintain this condition and we recommend that a maintenance programme be developed to ensure that on- going weathertightness and the general up keep is maintained

### **MOISTURE**

- 12.4 All capacitance metre readings were of an acceptable level with no elevated readings being returned at the time that this test was under taken. This could change with varying weather conditions. When reading this we must refer you back to sections **4.0 (Moisture Testing)** inclusive of this report. We again advise that there may be the potential for future issues and it is very important for you to maintain this building to the highest level and address any issue as they are detected. We would recommend that you keep a log book for your own reference and that of future owners of all maintenance works.

### **GENERAL**

- 12.5 Ensure that a Code Compliance Certificate has been issued for the dwelling and that you have all the original warranties for the house and chattels.
- 12.6 The water pressure in our opinion (as tested during inspection) appeared adequate to our standard (note: all plumbing outlets could not be turned on simultaneously for testing pressure); however as every individual has a differing preference to water pressure; we recommend this be assessed by the individual(s) to ensure it meets personal requirements.
- 12.7 We recommend that any issue noted within this report be attended to **with** regular maintenance and monitoring being undertaken to assist with long term performance.
- 12.8 We have attached some useful tips on how to maintain and preserve the exterior cladding for your future reference:





## TO MAINTAIN AND PRESERVE:

- ✓ The exterior surfaces of your home should be cleaned on a regular basis. This will help to improve your home's appearance and to preserve your paint system. Cleaning once every year will remove light soil as well as grime and airborne pollutants.
- ✓ The exterior can be cleaned with a low-pressure water blaster (less than 450psi) using a fan-jet of cold water at a 45-degree angle from the wall (not perpendicular). The fan of the water blaster should be kept a minimum of 20cm from the surface of the plaster in order to avoid damage.
- ✓ Localised grime or ingrained dirt should be removed by cleaning with a scrubbing brush a solution of detergent and warm water. Under no circumstances should you attempt to remove heavy staining using a high-pressure water blaster.
- ✓ Check for cracked, loose or missing sealant as part of your regular maintenance inspections. You will find sealant in most areas where different surfaces meet. These include around windows and doors, pipes, where walls meet the soffit line and where electrical fittings and handrails have been attached to walls. All deteriorated or damaged sealant should be removed and replaced as soon as it appears. We recommend that a paintable MS Sealant be used.
- ✓ It is important to monitor areas that are heavily exposed such as parapets, and balcony handrail tops. Due to the minimal slope on these areas and the extremes in thermal movement they must endure it is critical that they are well inspected and maintained.
- ✓ If accidental damage occurs, immediately contact your local plaster systems representative and they will provide the support or technical expertise required to have the problem fixed. Because cracks may indicate underlying structural problems, they should always be inspected by a professional. Temporary repairs can be made to cracks by filling them with sealant until the inspection is done and permanent repairs are made.
- ✓ During your regular inspections don't forget to check areas that are cold and dark, such as under decks or behind heavy foliage. Dirt provides the perfect nutrient for mould and algae growth. The tiny roots that these organisms use to cling to your walls will cause your paint to deteriorate very quickly and can lead to plaster erosion if it is not regularly cleaned.

- ✓ By regularly cleaning the exterior of your home, you will dramatically reduce the chances of your plaster system becoming dirt stained. This will help to ensure that the task of repainting your home can be postponed for as long as possible. Trimming bushes to allow good air circulation, covering soil with mulch, bark or stone and keeping your gutters clean will all help to keep your maintenance to a minimum.
- ✓ Depending on the quality of the paint that has been used on your home, it will invariably require repainting after 5-7 years. Simply clean the wall surfaces with a suitable chemical or detergent wash and rinse off. If areas of the property have been poorly maintained ensure any lichen, moss or loosely adhered paint is removed using a wire brush prior to any new paint being applied.
- ✓ The paint system you choose to use on your home must be fit for the purpose for which you intend to use it. It must not form a vapour barrier, it must be made from 100% acrylic resin and it must be applied according to the manufacturer's specifications.

This opinion is based on a visual inspection of those parts of the dwelling reasonably accessible, no invasive or destructive inspection methods were used in this assessment; therefore no opinion can be given in respect of such concealed work.

We hope this report provides the necessary information you require to proceed with this matter, however, should you require any further assistance please do not hesitate to contact the **author directly on 021 677 439** or the office on 09 413 8610.

### **Preferred Contractors:**

For a list of our preferred contractors and links to associated websites / contact details as required, please visit our website [www.edenpacific.co.nz](http://www.edenpacific.co.nz)

"(a) This property report is a visual one only of the building elements which could be seen easily, and does not include any item that is closed in or concealed including flooring, walls, ceiling, framing, plumbing and drainage, heating and ventilation and wiring etc. Therefore we are unable to report that any such part of the structure is free from defect.

(b) This property report does not include the structural, electrical, plumbing or gas piping and fitting, home heating state of the premises, as our consultants are not qualified for this but can arrange for these areas to be inspected by those people whose qualifications enable them to do so."

This report and all consulting services provided by Eden Pacific NZ Limited or the Consultants employed by the firm are provided solely for the use for the client who gave the instructions. Eden Pacific NZ Limited does not now and will not hereafter assume any responsibility to any person other than the client for any reason whatsoever including breach on contract, negligence (including negligent mis-statement) or wilful act or default of the Company or others by reason of or arising out of the provision of this report or consultancy services. Any person, other than the client, who uses or relies upon this report or the matters contained in it, does so at the risk of that person.

This report has been completed with the specific purpose stated in this report. No responsibility is accepted to any person including the client in the event that the report is used for any other purpose.

This report relates to the situation at the date of the preparation of the report and is relevant to circumstances which prevail at the time.

Eden Pacific NZ Limited does not, as a matter of policy, contract out of the provisions of The Consumer Guarantees Act 1993. Therefore if there is any conflict between any statement contained in this report and any provision contained in The Consumer Guarantees Act 1993 then the provisions of The Consumer Guarantees Act 1993 shall prevail.

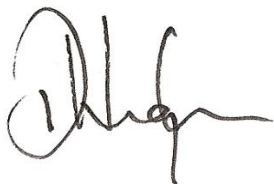
The whole or any part of this report may not be included in any published document or circular or statement except with the prior written approval of Eden Pacific NZ Limited as to the form and context in which it may appear.

Substances such as asbestos, other chemicals, toxic waste or other potentially hazardous materials have not been detected except to the extent that the same are reported upon and this report comments on the presence of such hazardous materials only to the extent that it has been possible to determine their presence by a superficial examination of the premises which cannot reveal hidden substances. If the client is concerned about the presence of asbestos, other chemicals, and toxic wastes or other potentially hazardous materials then a more thorough examination of the premises may be required including permission to remove certain building materials in order to examine what lies underneath. While due care has been taken to note the presence of such asbestos, other chemicals, toxic wastes or other potentially hazardous materials such as mould, mildew and moisture as are visible upon a superficial examination of the premises. This report does not constitute an environmental audit and the same cannot be undertaken without additional work and research being carried out with the consent of the client and with additional cost to the client.

Any freestanding fire appliance or inbuilt fireplace is outside the scope of this report. Should this property contain either of these and you wish the condition to be assessed we recommend an approved installer be contacted.

Signed For and on Behalf of Eden Pacific NZ Ltd

Yours sincerely



**DAVID HUGHES**  
**EDEN PACIFIC NZ LTD**

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